

# 2013 Randolph County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



**This report describes property tax changes in Randolph County between 2012 and 2013.**

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Randolph County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	0.9%	\$22,221,926	\$1,004,304,792	13.8%
Change		0.4%	3.5%	
2012	5.8%	\$22,140,301	\$970,043,174	13.4%

## Comparable Homestead Property Tax Changes in Randolph County

The total tax bill for all taxpayers in Randolph County increased by 0.9% in 2013. The main reason was a 0.4% increase in the property tax levy. Certified net assessed value rose 3.5% in this reassessment year, and tax cap credits as a percent of the levy increased from 13.4% to 13.8%.

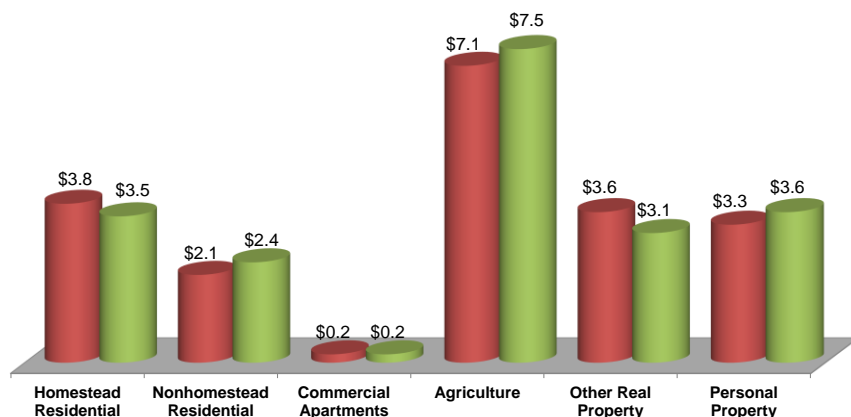
Randolph County homeowners experienced a 3.7% decrease in property tax bills in 2013. This was due to a decline in homestead net assessed value and a decrease in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	2,833	40.3%
No Change	480	6.8%
Lower Tax Bill	3,718	52.9%
<b>Average Change in Tax Bill</b>	<b>-3.7%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	1,023	14.5%
10% to 19%	609	8.7%
1% to 9%	1,201	17.1%
-1% to 1%	480	6.8%
-1% to -9%	1,364	19.4%
-10% to -19%	1,012	14.4%
-20% or More	1,342	19.1%
<b>Total</b>	<b>7,031</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

### Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$20.1 ■ 2013 - Total \$20.3



In Randolph County most net property taxes were paid by agriculture and business (other real and personal) property owners in 2013. Total net property taxes increased 0.9%, less than the average 2.1% increase statewide. Nonhomestead residential property saw the biggest percentage increase, while commercial apartment net taxes decreased by the largest percentage.

Property tax rates decreased in 13 of 23 Randolph County tax districts in 2013. The average tax rate fell by 3.0% because a small levy increase was offset by a larger increase in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Randolph County increased by 0.4%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Randolph County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$572,075,100	\$541,468,500	-5.4%	\$180,184,698	\$168,735,566	-6.4%
Other Residential	122,445,100	136,468,200	11.5%	120,363,822	134,378,158	11.6%
Ag Business/Land	436,614,000	481,184,800	10.2%	434,467,338	478,946,455	10.2%
Business Real/Personal	396,708,537	376,128,826	-5.2%	282,595,793	281,511,385	-0.4%
<b>Total</b>	<b>\$1,527,842,737</b>	<b>\$1,535,250,326</b>	<b>0.5%</b>	<b>\$1,017,611,651</b>	<b>\$1,063,571,564</b>	<b>4.5%</b>

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Randolph County's total billed net assessed value increased by 4.5% in 2013. Increases in agricultural assessments were the main reason. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$237,074	\$222,886	-\$14,188	-6.0%
2%	1,398,601	1,573,679	175,079	12.5%
3%	1,436,178	1,400,018	-36,160	-2.5%
Elderly	14,917	17,105	2,189	14.7%
<b>Total</b>	<b>\$3,086,769</b>	<b>\$3,213,688</b>	<b>\$126,919</b>	<b>4.1%</b>
<b>% of Levy</b>	<b>13.4%</b>	<b>13.8%</b>		

Total tax cap credits in Randolph County were \$3.2 million, which was 13.8% of the levy. This was more than the state average of 10.9%, and much more than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Randolph County's average tax rate was higher than

the statewide median, but less than the statewide average. Tax cap credits as a percent of the levy were high because in some districts rates were well above \$3 per \$100 assessed value. Most of the tax cap credits in Randolph County were in the 2% nonhomestead residential/farmland category and the 3% business category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Randolph County increased \$126,919 between 2012 and 2013. Credits as a share of the total levy rose from 13.4% to 13.8%.

### Randolph County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<b>County Total</b>	<b>19,788,083</b>	<b>20,994,891</b>	<b>20,931,739</b>	<b>22,140,301</b>	<b>22,221,926</b>	<b>6.1%</b>	<b>-0.3%</b>	<b>5.8%</b>	<b>0.4%</b>
Randolph County	5,029,544	5,097,990	5,217,699	6,156,864	5,307,751	1.4%	2.3%	18.0%	-13.8%
Franklin Township	26,995	28,565	30,016	23,540	19,739	5.8%	5.1%	-21.6%	-16.1%
Green Township	17,117	17,601	18,603	19,179	19,392	2.8%	5.7%	3.1%	1.1%
Greensfork Township	28,629	24,956	24,713	24,655	24,245	-12.8%	-1.0%	-0.2%	-1.7%
Jackson Township	30,436	31,158	32,164	33,162	7,633	2.4%	3.2%	3.1%	-77.0%
Monroe Township	51,270	59,262	21,382	23,974	26,559	15.6%	-63.9%	12.1%	10.8%
Stoney Creek Township	25,376	26,374	27,059	27,052	26,706	3.9%	2.6%	0.0%	-1.3%
Union Township	44,920	16,337	16,490	18,363	57,708	-63.6%	0.9%	11.4%	214.3%
Ward Township	37,907	14,318	14,513	14,822	15,807	-62.2%	1.4%	2.1%	6.6%
Washington Township	37,559	38,613	40,212	42,084	42,471	2.8%	4.1%	4.7%	0.9%
Wayne Township	40,433	41,840	43,825	45,185	45,673	3.5%	4.7%	3.1%	1.1%
White River Township	204,724	226,714	193,401	200,418	239,322	10.7%	-14.7%	3.6%	19.4%
Winchester Civil City	2,250,863	2,360,948	2,420,629	2,506,777	2,530,045	4.9%	2.5%	3.6%	0.9%
Union City Civil City	2,017,724	2,129,190	2,176,954	2,240,786	2,264,955	5.5%	2.2%	2.9%	1.1%
Albany Civil Town	12,425	11,815	12,628	14,682	14,737	-4.9%	6.9%	16.3%	0.4%
Farmland Civil Town	236,048	262,580	268,088	276,021	279,163	11.2%	2.1%	3.0%	1.1%
Losantville Civil Town	40,778	195,713	118,913	149,880	41,983	379.9%	-39.2%	26.0%	-72.0%
Lynn Civil Town	238,249	252,938	253,138	252,920	243,056	6.2%	0.1%	-0.1%	-3.9%
Modoc Civil Town	27,822	27,575	22,016	22,988	23,861	-0.9%	-20.2%	4.4%	3.8%
Parker Civil Town	192,490	201,653	206,252	212,254	214,771	4.8%	2.3%	2.9%	1.2%
Ridgeville Civil Town	140,778	159,792	163,016	167,860	169,954	13.5%	2.0%	3.0%	1.2%
Saratoga Civil Town	66,467	198,477	199,573	95,449	183,349	198.6%	0.6%	-52.2%	92.1%
Union School Corp	889,381	890,817	976,610	884,246	1,035,294	0.2%	9.6%	-9.5%	17.1%
Randolph Southern School Corp	1,124,768	1,239,479	1,071,053	1,075,958	1,113,776	10.2%	-13.6%	0.5%	3.5%
Monroe Central School Corp	2,175,612	2,195,625	2,387,131	2,095,066	2,511,256	0.9%	8.7%	-12.2%	19.9%
Randolph Central School Corp	2,548,401	2,935,482	2,841,585	3,186,732	3,231,037	15.2%	-3.2%	12.1%	1.4%
Randolph Eastern School Corp	1,781,403	1,813,987	1,625,803	1,804,636	2,002,011	1.8%	-10.4%	11.0%	10.9%
Farmland Public Library	26,050	28,588	29,215	30,139	30,479	9.7%	2.2%	3.2%	1.1%
Ridgeville Public Library	15,022	16,900	17,269	17,811	18,009	12.5%	2.2%	3.1%	1.1%
Union City Public Library	132,808	140,918	143,583	148,001	149,678	6.1%	1.9%	3.1%	1.1%
Winchester Public Library	244,585	254,853	263,287	271,371	274,710	4.2%	3.3%	3.1%	1.2%
Washington Township Public Library	51,499	53,833	54,919	57,426	56,796	4.5%	2.0%	4.6%	-1.1%
Randolph Co Solid Waste	0	0	0	0	0				
Winchester City Redevelopment Comm	0	0	0	0	0				

# Randolph County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
68001	Franklin Township	1.5366	--	--	--	--	--	--	1.5366
68002	Ridgeville Town	3.6797	--	--	--	--	--	--	3.6797
68003	Green Township	1.9724	--	--	--	--	--	--	1.9724
68004	Albany Town	2.6840	--	--	--	--	--	--	2.6840
68005	Greensfork Township	1.2114	--	--	--	--	--	--	1.2114
68006	Jackson Township	1.6582	--	--	--	--	--	--	1.6582
68007	Monroe Township	1.9782	--	--	--	--	--	--	1.9782
68008	Farmland Town	3.6363	--	--	--	--	--	--	3.6363
68009	Parker City Town	3.0041	--	--	--	--	--	--	3.0041
68010	Stoney Creek Township	1.9835	--	--	--	--	--	--	1.9835
68011	Union Township	1.3503	--	--	--	--	--	--	1.3503
68012	Losantville Town	2.7913	--	--	--	--	--	--	2.7913
68013	Modoc Town	2.2406	--	--	--	--	--	--	2.2406
68014	Ward Township	1.8226	--	--	--	--	--	--	1.8226
68015	Saratoga Town	5.1839	--	--	--	--	--	--	5.1839
68016	Washington Township	1.2746	--	--	--	--	--	--	1.2746
68017	Lynn Town	2.6786	--	--	--	--	--	--	2.6786
68018	Wayne Township	1.6803	--	--	--	--	--	--	1.6803
68019	Union City	4.9483	--	--	--	--	--	--	4.9483
68020	White River Township	1.7300	--	--	--	--	--	--	1.7300
68021	Winchester City	3.5940	--	--	--	--	--	--	3.5940
68098	Winchester City 3 yr temp (phase in)	1.6164	--	--	--	--	--	--	1.6164
68099	Winchester City 10 yr temp (phase in)	1.6164	--	--	--	--	--	--	1.6164

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Randolph County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	173,893	1,563,984	1,354,029	17,105	3,109,012	22,221,926	14.0%
<i>TIF Total</i>	48,993	9,695	45,988	0	104,676	1,001,835	10.4%
<i>County Total</i>	222,886	1,573,679	1,400,018	17,105	3,213,688	23,223,761	13.8%
Randolph County	22,890	209,645	164,756	2,927	400,219	5,307,751	7.5%
Franklin Township	2	254	155	11	422	19,739	2.1%
Green Township	6	78	0	13	97	19,392	0.5%
Greensfork Township	0	0	0	4	4	24,245	0.0%
Jackson Township	0	0	0	2	2	7,633	0.0%
Monroe Township	72	0	0	5	77	26,559	0.3%
Stoney Creek Township	5	0	0	12	17	26,706	0.1%
Union Township	1	83	0	21	105	57,708	0.2%
Ward Township	15	169	100	1	284	15,807	1.8%
Washington Township	7	512	0	8	526	42,471	1.2%
Wayne Township	408	3,218	4,328	25	7,979	45,673	17.5%
White River Township	756	7,029	5,360	116	13,261	239,322	5.5%
Winchester Civil City	34,296	318,833	243,123	3,512	599,765	2,530,045	23.7%
Union City Civil City	48,643	384,118	516,559	2,590	951,910	2,264,955	42.0%
Albany Civil Town	0	2,841	0	3	2,844	14,737	19.3%
Farmland Civil Town	8,261	53,071	14,299	766	76,397	279,163	27.4%
Losantville Civil Town	84	7,295	0	82	7,461	41,983	17.8%
Lynn Civil Town	307	23,603	0	192	24,102	243,056	9.9%
Modoc Civil Town	0	1,196	0	1	1,197	23,861	5.0%
Parker Civil Town	2,507	32,578	102	274	35,459	214,771	16.5%
Ridgeville Civil Town	234	26,755	16,351	179	43,518	169,954	25.6%
Saratoga Civil Town	1,793	20,488	12,155	41	34,477	183,349	18.8%
Union School Corp	45	4,859	0	391	5,295	1,035,294	0.5%
Randolph Southern School Corp	140	10,792	0	226	11,159	1,113,776	1.0%
Monroe Central School Corp	12,974	95,781	13,100	1,879	123,733	2,511,256	4.9%
Randolph Central School Corp	17,103	171,885	128,191	2,184	319,363	3,231,037	9.9%
Randolph Eastern School Corp	17,551	138,596	186,383	1,165	343,696	2,002,011	17.2%
Farmland Public Library	902	5,794	1,561	84	8,341	30,479	27.4%
Ridgeville Public Library	25	2,835	1,733	19	4,611	18,009	25.6%
Union City Public Library	3,215	25,384	34,136	171	62,906	149,678	42.0%
Winchester Public Library	1,643	15,375	11,635	188	28,842	274,710	10.5%
Washington Township Public Library	12	918	0	12	943	56,796	1.7%
Randolph Co Solid Waste	0	0	0	0	0	0	
Winchester City Redevelopment Comm	0	0	0	0	0	0	
TIF - Cardinal Energy Park 018	0	0	0	0	0	274,959	0.0%
TIF - East US 27 021	510	1,140	34,251	0	35,901	235,125	15.3%
TIF - Vision Park - Expansion 021	0	0	2,808	0	2,808	297,853	0.9%
TIF - Vision Park 021	0	3,148	8,627	0	11,775	59,294	19.9%
TIF - Willow Ridge 021	48,482	5,407	303	0	54,192	134,604	40.3%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.